

176.0

0006

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

760,400 / 760,400

USE VALUE:

760,400 / 760,400

ASSESSED:

760,400 / 760,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
78-80		SYLVIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JPG REAL ESTATE LLC	
Owner 2:	
Owner 3:	

Street 1: 564 SPRINGS RD
Street 2:

Twn/City: BEDFORD
St/Prov: MA Cntry: Own Occ: N

Postal: 01730	Type:
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PREVIOUS OWNER

Owner 1: GARRITY MICHAEL & JOHN P -
Owner 2: -

Street 1: 78 SYLVIA ST
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Clapboard Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		3600.000	390,800		369,600	760,400			118599
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/11/18		

PREVIOUS ASSESSMENT

Parcel ID								
176.0-0006-0022.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	390,800	0	3,600.	369,600	760,400	760,400
2019	104	FV	304,800	0	3,600.	364,300	669,100	669,100
2018	104	FV	303,200	0	3,600.	279,800	583,000	583,000
2017	104	FV	284,200	0	3,600.	264,000	548,200	548,200
2016	104	FV	284,200	0	3,600.	242,900	527,100	527,100
2015	104	FV	261,200	0	3,600.	227,000	488,200	488,200
2014	104	FV	261,200	0	3,600.	209,100	470,300	470,300
2013	104	FV	289,300	0	3,600.	209,100	498,400	498,400

TAX DISTRICT									PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
GARRITY MICHAEL	60604-119		11/30/2012	Convenience		99	No	No		
VANDERBILT CHER	59469-95		7/6/2012			455,000	No	No		
KATSARAKES GEOR	42394-524		4/2/2004			543,700	No	No		
DELICHTSIOS MA	38635-192		4/1/2003			400,000	No	No		
	17750-250		1/1/1987			221,000	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
9/11/2018		Inspected							CC	Chris C											
7/30/2018		MEAS&NOTICE							BS	Barbara S											
10/20/2008		Meas/Inspect							189	PATRIOT											
11/14/2000		Hearing N/C							189	PATRIOT											
5/5/2000		Inspected							276	PATRIOT											
1/13/2000		Mailer Sent																			
1/5/2000		Measured							243	PATRIOT											
8/1/1988									PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA / / /

